WARRANTY DEED Karen Johnson Davidson County Batch # 1443728 **DEEDWARR** 07/09/2026 02:42:32 PM 2 pgs Fees: $13.00 Taxes: $1,544.75 20260709-0062198 File #**26-TC-0940-132**	(SEAL) CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: 1-22-29

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jessica L. Martinez	CMG Mortgage	
(NAME)	(NAME)	
940 GALE LANE #132	3160 Crow Canyon Rd #400	**118 05 0A 042.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES MICHAEL SALATO, JR., A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JESSICA L. MARTINEZ, UNMARRIED

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building 11, Apartment D, REVISED ST MARTIN SQUARE, NOW KNOW AS 12 SOUTH TOWERS, as shown on plat of record in Plat Book 4460, Page 186, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

*AMENDED IN INST. 20031107-0163683

Being the same property conveyed to James Michael Salato, Jr., by Warranty Deed from Matthew Landman, unmarried, of record in Instrument No. 20130506-0045158, in the Register's Office of Davidson County, Tennessee, dated April 25, 2013, and recorded on May 06, 2013.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED ST. MARTIN SQUARE, as recorded in Plat Book 4660, Page(s) 186 as Revising the Plat Book 4660, Page 87 and as Amended in Instrument No. 20031107-0163683.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4611, Page 682 and Amended in Book 4710, Page 244 as Amended and Restated Bylaws recorded in Instrument No. 19991230-0308948 and Agreement and Absolute Assignment of

Income Instrument No. 20161122-0123349 as Assignment of Absolute Assignment recorded in Instrument No. 20191112-0116040 and further Amended in Instrument No. 20231025-0083428 and Instrument No. 20231025-0083429.
* Charter for ST. Martin Square Association recorded as Book 4611, Page 674 as amended in 4711, Page 48 and Instrument No. 20031107-0163682.
* Charter for ST. Martin Square Condominium Owners Association, Inc., recorded as Instrument No. 20060217-0019487.
* By Laws for ST. Martin Square Association recorded as Book 4611, Page 692.
* Common Open Space Deed recorded as Book 4710, Page 602.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **940 Gale Lane, Unit 132, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7 day of **July, 2026.**

James Michael Salato, Jr.

Kristin Salato

The said **KRISTIN SALATO** is the spouse of **JAMES MICHAEL SALATO, JR.** and joins herein to convey any and all interest **KRISTIN SALATO** may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared James Michael Salato, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2026, before me personally appeared Kristin Salato, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER B-ELAM-26-940-132